

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM  
GROUP 5

Property ID: R21989

Property Information

property address: 210 E 26TH ST

legal description: CITY OF BRYAN, BLOCK 8, LOT 1, 2, & HALF OF 3

owner name/address: VERIZON COMMUNICATIONS, INC

PROPERTY TAX DEPARTMENT

PO BOX 152206

IRVING, TX 75015-2206

full business name: Verizon Communications

land use category: Comm. Office

type of business: Telephone Service Office

current zoning: DT-C

occupancy status: occ

lot area (square feet): 18750

frontage along Texas Avenue (feet): \_\_\_\_\_

lot depth (feet): 125

sq. footage of building: 48476

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards 150 feet

Improvements

# of buildings: 1 building height (feet): 65 # of stories: 4

type of buildings (specify): brick

building/site condition: 3

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) \_\_\_\_\_

approximate construction date: \_\_\_\_\_ accessible to the public: ☐ yes ☒ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☐ no

other improvements: ☐ yes ☒ no (specify) \_\_\_\_\_  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use

# of signs: \_\_\_\_\_ type/material of sign: \_\_\_\_\_

overall condition (specify): \_\_\_\_\_

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) \_\_\_\_\_

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☐ no # of available off-street spaces: 26

lot type: ☒ asphalt ☐ concrete ☐ other \_\_\_\_\_

space sizes: 18 sufficient off-street parking for existing land use: ☐ yes ☒ no

overall condition: cracks +

end islands or bay dividers: ☒ yes ☐ no landscaped islands: ☐ yes ☒ no

**Curb Cuts on Texas Avenue**

how many: \_\_\_\_\_ curb types: <sup>h/a</sup> ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

**Landscaping**

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: pitiful landscaping, 2 dead trees

**Outside Storage**

☒ yes ☐ no (specify) 2 rusted lockers  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? N/A ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no N/A

**Other Comments:**

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